

APPROVED 11/10/08
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
PLANNING & ZONING COMMISSION

Minutes of the Planning & Zoning Commission meeting held on Monday, October 6, 2008 at the Mildred A. Wakeley Community & Recreation Center in Room #2 at 7:00 PM.

MEMBERS PRESENT:

Dominic Palumbo, Chairman
James J. Giulietti, Vice Chairman, arrived 7:25 PM
Douglas Roberts, Secretary
Vern Carlson
Brian Cummings
William O'Hare, Alternate, left at 7:45 PM
Antoinetta A. Carmody, Alternate

MEMBERS ABSENT:

John Vanacore, Alternate

OTHERS PRESENT:

Alan A. Fredricksen, Land Use Administrator
Jonathan Bodwell, Town Engineer
Mary Lee Rydzewski, Public Stenographer
Sandra Lion, Clerk

AGENDA:

Mr. Palumbo, Chairman, called the meeting to order at 7:02 PM. He introduced the Commissioners, alternates, town staff and the clerk. Mr. Palumbo explained the procedures for the public hearing. Mr. Palumbo stated that applications #P08-61S, 319 Washington Avenue, #P08-61, 319 Washington Avenue and #P08-57, 55 Middletown Avenue are postponed to the November 10, 2008 meeting. He also stated that the bond release for #P06-66, 267 Spring Road, has been removed the agenda.

PUBLIC HEARING:

1. #P08-61S Special Permit Application/Certificate of Location (as authorized by Section 8.11.1) of LTD Realty Associates, LLC, Owner and Applicant, relative to 319 Washington Avenue, (Map 85, Lot 4). Plan Entitled: Application of Louis Yaccarino, Jr., For Certificate of Approval For A Limited Repairer's License, Dated 2/8/08, rev. 7/31/08. Scale 1" = 20'. IL-30 Zoning District.

This application was postponed to the November 10, 2008 meeting.

SITE PLANS:

2. #P08-48 Site Plan Application of Broadway Associates, Owner and Applicant, relative to 2 Broadway, (Map 67, Lot 19). Plan Entitled: Broadway Square, 2 Broadway, North Haven, CT, Proposed Office Building. Prepared by John Cruet, Jr., Architect & Planner, Dated 5-29-08. Scale 1" = 20'. CA-20 Zoning District.

Attorney John Lambert presented the application to permit the construction of a new two story, 4000 square foot building in the northwest portion of the site. He is asking for a reduction in the required parking. Attorney Lambert also stated that landscaping at the ends of the islands will cause the loss of 4 parking spaces. Mr. Cruet, architect, gave a brief overview of the new building and the site plan. Mr. Robert Anastasio, owner, said the neighbors are in favor of their plan.

Mr. Carlson asked about the traffic flow and the parking calculation. Mr. Cruet stated that there is no change in entering and exiting the site. Mr. Roberts asked about the parking shortage. Mr. Fredricksen, Land Use Administrator, stated that they are short approximately 25 parking spaces. Mr. Roberts would like to see a lighting and landscaping plan. Mr. Gary Riccitelli, owner, further discussed the lighting and parking. Mrs. Carmody stated that she is also concerned about the lack of parking.

3. #P08-55 Site Plan Application of Victor A. Nutile Bus Company, Owner and Applicant, relative to 121 Quinnipiac Avenue, (Map 6, Lot 12). Plan Entitled: Proposed Buildings and Building Additions, The Victor A. Nutile Bus Company, 121 Quinnipiac Avenue, North Haven, Connecticut. Prepared by Godfrey-Hoffman Associates, LLC. Dated March 25, 2005, rev. June 27, 2005, rev. June 25, 2008. Scale 1" = 40'. CB-20 & R-20 Zoning Districts.

Mr. Victor Benni described the site plan being proposed by the Nutile Bus Company. They plan to build a 3,864 square foot addition to house buses, a 3000 square foot new building for office space and a new 7000 square foot retail-use building. This application is a resubmission of an application approved by the Commission on October 3, 2005 and then expired. He then explained the utility, landscaping, grading and drainage plans. Mr. Giulietti asked about sidewalks and irrigation. Mr. Benni responded to the Commission's questions.

4. #P08-57 Site Plan Application of Peter Pachelo, Applicant, Robert DeStefano, Owner, relative to 55 Middletown Avenue, (Map 3, Lot 14). Plan Entitled: Proposed Parking Plan, Dunkin Donuts, 55 Middletown Avenue, North Haven, Connecticut. Prepared by N.A. Velleca Engineering, LLC, Dated July 9, 2008. Scale 1" = 20'. IL-30 Zoning District.

This application was postponed to the November 10, 2008 meeting.

5. #P08-61 Site Plan Application of LTD Realty Associates, LLC, Owner and Applicant, relative to 319 Washington Avenue, (Map 85, Lot 4). Plan Entitled: Application of Louis Yaccarino, Jr., For Certificate of Approval For A Limited Repairer's License, Dated 2/8/08, rev. 7/31/08. Scale 1" = 20'. IL-30 Zoning District.

This application was postponed to the November 10, 2008 meeting.

BREAK: 7:40 – 7:50 PM

DELIBERATION SESSION:

Mr. Carlson moved to go into deliberations; Mr. Roberts seconded the motion. All were in favor.

SITE PLANS

2. #P08-48 Site Plan Application of Broadway Associates, Owner and Applicant, relative to 2 Broadway.

Mr. Roberts moved to deny the application; Mrs. Carmody seconded the motion. The Commission voted as follows:

Palumbo – aye Roberts - aye Carlson– aye Cummings – aye Carmody - aye

The application was denied for the following reason.

1. The site plan was incomplete.

3. #P08-55 Site Plan Application of Victor A. Nutile Bus Company, Owner and Applicant, relative to 121 Quinnipiac Avenue.

Mr. Carlson moved to approve the application; Mr. Roberts seconded the motion. The Commission voted as follows:

Palumbo – aye Giuliatti – aye Roberts - aye Carlson– aye Cummings – aye

The application was approved with conditions.

INFORMAL PRESENTATION: None

OTHER:

400 Universal Drive North, Loading Dock
(PetSmart)

Proposing a new dumpster pad and the relocation of two dumpsters.

Mr. Carlson moved to approve the relocation of the dumpsters; Mr. Cummings seconded the motion. All were in favor.

EXTENSIONS: None

BOND RELEASES & REDUCTIONS:

#P05-65, 138 Spring Road

Mr. Giulietti moved to release the bond for application #P05-65, 138 Spring Road in the amount of \$325,000.00; Mr. Carlson seconded the motion. The Commission voted as follows:

Palumbo – aye Giulietti – aye Roberts - aye Carlson – aye Cummings – aye

#P2000-49, 89 Mill Road

Mr. Giulietti moved to release the bond for application #P2000-49, 89 Mill Road in the amount of \$7,500.00; Mr. Carlson seconded the motion. The Commission voted as follows:

Palumbo – aye Giulietti – aye Roberts - aye Carlson – aye Cummings – aye

CHANGE OF USE: None

CORRESPONDENCE: None

MINUTES:

September 8, 2008

Mr. Carlson moved to approve the minutes of September 8, 2008; Mr. Cummings seconded the motion. The Commission voted as follows:

Palumbo – aye Giulietti - aye Carlson – aye Cummings – aye

Mr. Carlson moved to go into Executive Session; Mr. Roberts seconded the motion. Invited to attend the Executive Session with the Commission were Attorney Jennifer Coppola, Alan Fredricksen, Land Use Administrator and Jonathan Bodwell, Town Engineer. The Commission voted as follows:

Palumbo – aye Giulietti – aye Roberts – aye Carlson – aye Cummings - aye

Mr. Carlson moved to go out of the Executive Session and back into deliberations; Mr. Giulietti seconded the motion. All were in favor.

Executive Session 8:02 – 9:10 PM

6. #P05-74, 144D-146 Washington Avenue

Mr. Roberts moved to approve the application; Mr. Carlson seconded the motion. The Commission voted as follows:

Palumbo – aye Giulietti – aye Roberts - aye Carlson– aye

The application was approved, subject to the following conditions.

1. Submit revised plans which include:
 - a. Indication of location and type of all existing and proposed outdoor lighting.
 - b. Additional landscaping at dumpster.
2. Approval is subject to Connecticut D.O.T approval/acceptance of all traffic and drainage conditions, as well as the procurement of an encroachment permit.
3. All of the suggested Special Conditions contained in Attorney Daniel Silver's letter, dated July 15, 2005, a copy of which is attached to this letter, except as modified by the following.
 - a. All preview video booth doors are to be a minimum of 3'-0" above the finished floor. This 3'-0" space must remain unobstructed at all times. [This modification is intended to ensure that no more than one person will occupy a booth at any time, per Attorney Silver's letter.]
4. Soil and erosion controls must be inspected by the Zoning Enforcement Officer before work may commence.
5. The property owner, and/or his/her agents, must maintain (repair/replace) when necessary, the siltation control until all development activity is completed and all disturbed areas are permanently stabilized.
6. Any proposed signage or fencing will require the filing of applications with the Zoning Enforcement Officer.
7. Submit an as-built plan prior to bond release.
8. Post bond in the amount of \$15,000.00.

ADJOURN:

There being no further business, Mr. Roberts moved to adjourn; Mr. Carlson seconded the motion. The meeting was adjourned at 9:13 PM.